



# CITY OF PETALUMA

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December 12, 2007

HOUSING POLICY  
DEVELOPMENT, HCD

DEC 17 2007

Janet Myles, Housing Policy Division  
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RE: 2006-2007 Annual Progress Report  
City of Petaluma Housing Element

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Dear Ms. Myles:

I am submitting the City of Petaluma's 2006-2007 Housing Element Annual Progress Report. If you have any questions or require additional information, please feel free to contact me at 707/778-4484 or at bgaebler@ci.petaluma.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Bonne Gaebler".

Bonne Gaebler  
Housing Administrator

c: Mike Moore, CDD Director



**City of Petaluma's**

**Annual Progress Report**

**On the Implementation of the Housing Element**

**FY 2006-2007**



**Frates Square (under construction)**

Submitted December 17, 2007

Prepared By:

Bonne Gaebler, Housing Administrator  
Sue Castellucci, Housing Coordinator

## **Introduction**

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This report summarizes the progress made by the City of Petaluma towards meeting the goals and implementing the programs of the Petaluma General Plan's Housing Element during Fiscal Year 2006-2007 (reporting period). Government Code Section 65400 requires the preparation and submission of a report of this type to the California Department of Housing and Community Development (HCD) on an annual basis. HCD certified the Housing Element on October 11, 2002.

The Housing Element contains 61 programs that reflect the City's pro-active commitment to providing and maintaining housing that is affordable to lower-income households and meets special needs. The progress made towards implementing each of these programs is summarized in Table 3.

**COVER:** Frates Square, a 26-home Work Force Housing Subdivision, is being developed in partnership with the City of Petaluma, Delco Builders and Developers, Inc, and the Housing Land Trust of Sonoma County. Petaluma's newest affordable community is available to households earning between 80-120% of AMI and preference is given to households that live and/or work in Petaluma. Frates square is a product of the City's Inclusionary Housing Policy and is the City's 31<sup>st</sup> affordable community developed under that policy.

## **Highlights of Housing Program - Fiscal Year 2006-2007**

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The past fiscal year saw progress made on all affordable housing projects and programs sponsored by the City, in collaboration with our nonprofit partners. In concert with our City Council goals, these projects and programs serve the broad spectrum of needs in our community – from homelessness to first time homebuyers.

### **General Plan Update**

The City is in the final Council/Commission hearing stages of the comprehensive update of its 1987-2005 General Plan, with final adoption by the City Council anticipated in spring or early summer of 2008. As stated in last year's progress report, the Plan recognizes that there is a limited supply of available land within the city's Urban Growth Boundary (UGB). In order to allow a reasonable rate of residential development to keep pace with non-residential growth over the next 19 years, the preferred land use plan maximizes the amount of potential residential development by increasing residential densities on the remaining supply of vacant and underutilized lands and/or reclassifying residential land that is currently designated for commercial and industrial uses, as called for by Housing Element Program 1.1 and 2.1. The new General Plan will include increases in density, with Medium Density Residential rising from the current 10 units per acre to 18 per acre, and High Density Residential rising from 15 (current) to 30 (proposed) units per acre. The new Plan also substantially increases the amount of land designated Mixed Use, which encourages medium or high density housing above the ground floor.

### **Central Petaluma Specific Plan**

The Central Petaluma Specific Plan was adopted in 2003 and is described in the previous progress report outlining the "smart growth" aspects of the plan. Up to 1,669 housing units can be developed under the Plan.

### **Affordable Projects Under Construction**

#### **Casa Grande Senior Apartments**

This development will add 58 units to Petaluma Ecumenical Properties (PEP) 214 units and continue the City's record of providing affordable, high-quality rental housing for very-low and low-income seniors and persons with disabilities. The project is the recipient of City of Petaluma low-mod housing funds, a \$4,000,000 HOME award, a HUD-202 award, bonds and 4% low-income housing tax credits. Construction is underway.

## **For-Sale Workforce Housing**

After an analysis in 2005 showing a healthy vacancy rate of over 7%, Petaluma has turned its attention to also helping first-time homebuyers who cannot afford to enter the city's for-sale housing market. The City's inclusionary policy has made possible the development of two workforce housing ownership subdivisions.

Eden Housing is working with the City of Petaluma and Centex Homes to develop approximately 25 affordable homes for first time homebuyers. The goal of this subdivision is to address the need for homes that are within the reach of the community's workforce: public safety employees, health care workers and school personnel are among the workforce that are priced out of the housing market due to the high cost of homes in Sonoma County.

We anticipate that the land use approval process will be completed in the spring of 2008 and construction will begin the fall.

Delco Builders & Developers is working with the City of Petaluma and the Housing Land Trust to construct 26 affordable single-family homes. The homes will be sold for approximately \$300,000 per unit to households with incomes at or below 120% of Petaluma median income.

The City is working closely with the Housing Land trust as part of its plan to assure long-term affordability. A number of families will be moving into their new homes before the holidays! (See cover story.)

## **Affordable Housing Programs Underway**

Petaluma's Affordable Housing Program has been in place for over twenty years. Therefore, in addition to having a responsibility to provide new rental and for-sale housing, our City provides funding (via our community-based nonprofit providers) for the social and rehabilitation programs necessary to maintain and enrich our existing communities:

Fair Housing and Tenant/Landlord services provided by Petaluma People Services Center (PPSC)

Housing Rehabilitation services provided by Community Resources for Independence and Rebuilding Together Petaluma

Mobile Home Rent Stabilization

Family and Senior Rental Assistance provided by PPSC

Shared and Transitional Housing programs provided by the Salvation Army and the Committee On The Shelterless

Kid's Clubs in all family communities provided by the Boys and Girls' Club of Petaluma

Senior Meals provided by PPSC

## **Progress in Meeting Regional Housing Needs**

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The Housing Element must make “adequate provision for the existing and projected housing needs of all economic segments of the community.” On an intermittent basis, HCD determines the projected regional housing need for every regional Council of Governments, which in the Bay Area is the Association of Bay Area Governments (ABAG). ABAG then allocates to each jurisdiction its “fair share” of the existing and projected new construction need for the next housing element period. The most recent HCD determination of housing needs covers a nine and one-half year period, from January 1, 1999 to June 30, 2009.

The assigned need is broken down by income categories: very low, low, moderate, and above moderate. It is this regional housing needs determination that communities must use when making adequate provision for their housing needs in their housing elements.

Table 1 shows the ABAG Regional Housing Needs Determination for new housing construction in Petaluma during the planning period.

**Table 1 Petaluma Share of Regional Housing Need, 1999-2009<sup>1</sup>**

Income Group	Number of Units	Share of Total
Very Low ( $\leq$ 50% of AMI <sup>2</sup> )	206	18%
Low (51 – 80% of AMI)	124	11%
Moderate (81 – 120% of AMI)	312	27%
Above Moderate ( $\geq$ 120% of AMI)	502	44%
<b>Total</b>	<b>1,144</b>	<b>100%</b>

*Source: ABAG Regional Housing Needs Determination, June 2000*

<sup>1</sup>Planning period includes 1/1/99 through 6/30/09

<sup>2</sup>Area Median Income established by HUD on an annual basis

Table 2 summarizes the residential units that have been completed in Petaluma between January 1, 1999 and July 1, 2007, by income category.

**Table 2 Residential Units Completed 1/1/99 – 6/30/2007 by Income Category**

Project	Very Low Income	Low Income	Moderate Income	Above-Mod. Income	Total
Boulevard Apartments	14				14
Salishan Apartments	13				13
Vintage Chateau Senior Apts.	100	124			224
Edith Street Senior Apts.	10	13			23
Capri Creek Apartments			100		100
Cross Creek (SFD)				108	108
Downtown River Apts.	34	46			80
Lieb Senior Apts	23				23
Victoria (SFD)				75	75
Lansdowne (SFD)				96	96
Turtle Creek (SFD)				183	183
McNear Landing (SFD)				94	94
Old Elm Village (MFD)	40	48			88
Traditions (SFD)				87	87
Washington Creek Village(SFD)				37	37
Baker Ranch				10	10
Basin Street Landing				43	43
Park Central Apartments			240		240
Southgate Subdivision				50	50
Magnolia				30	30
Stratford-Gatti				90	90
Second residential units		13			13
Small subdivisions & in-fill units				160	160
<b>Totals</b>	<b>234</b>	<b>244</b>	<b>340</b>	<b>1,063</b>	<b>1,881</b>
Under Construction				100	100
Reg. Housing Need Allocation	206	124	312	502	1,144
<b>Remaining Housing Need</b>	<b>(28)</b>	<b>(120)</b>	<b>(28)</b>	<b>(661)</b>	<b>(837)</b>

*The City of Petaluma has exceeded its share of regional housing need in every income category, despite the fact that nearly three years remain in the housing needs planning period.*

## **Status and Effectiveness of Housing Element Programs**

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The City of Petaluma has worked aggressively to implement the 61 programs of the Housing Element since its adoption in 2002. Table 3 summarizes each program, along with its adopted schedule, its status as of July 1, 2007, and progress made towards its implementation during the reporting period.

A review of this summary, coupled with the detailed descriptions in the Highlights section, demonstrates the effectiveness of the Housing Element's programs in providing new affordable and special needs housing, as well as maintaining the city's existing housing stock.

**Table 3 Progress Made Towards Implementing Housing Element Programs, FY 2006-2007**

Implementation Program	Schedule <sup>1</sup>	Status <sup>2</sup>	Implementation 2006-2007 <sup>3</sup>
<b>1.1 Adequate Sites in General Plan</b> Ensure that the updated General Plan provides an inventory of sites within the UGB adequate to accommodate anticipated long-term residential growth.	2007	Underway	The General Plan update process continued during the reporting period. The updated General Plan is anticipated to be adopted in mid 2008.
<b>1.2 &amp; 2.2 Central Petaluma Specific Plan</b> Adopt the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City and to facilitate the development of rental and live/work units in the downtown.	2003	Completed	Adopted in 2003
<b>1.3 Residential in CC &amp; TC</b> Amend the Land Use Element of the General Plan to allow residential uses within the Community Commercial and Thoroughfare Commercial land use designations.	2007	Underway	See 1.1
<b>1.4 Workforce Housing Taskforce Report</b> Consider the recommendations of the Workforce Housing Taskforce Report during the General Plan update.	2007	Underway	Frates Square at Southgate properties is under construction with ownership units that are affordable to moderate-income households.
<b>1.5 Flexible Parking for Mixed-Use</b> Implement Policy 32.1 of the General Plan Transportation Element that calls for amending the Zoning Ordinance to allow more flexibility in parking requirements for mixed-use developments in order to promote the development of residential uses in commercial areas.	2006	Anticipated in 2008	The Central Petaluma Specific Plan allows a reduction in the required number of parking spaces where two or more uses on the same site have distinct and differing peak parking usage periods. These standards were incorporated in the development of Downtown River Apartments.

<sup>1</sup> As adopted in Housing Element

<sup>2</sup> As of July 1, 2007

<sup>3</sup> Progress made towards implementing program during FY 2006-07

Implementation Program	Schedule <sup>1</sup>	Status <sup>2</sup>	Implementation 2006-2007 <sup>3</sup>
<b>2.1 Range of Densities in GP</b> Ensure that the General Plan update provides an inventory of sites with a wide range of densities that allow a variety of product types.	2007	Underway	See 1.1
<b>2.3 PUD regulations</b> Amend the Zoning Ordinance Planned Unit Development regulations to clarify what variations from development standards may be approved and under what circumstances to facilitate the review and approval process for both applicants and the City.	2005	Anticipated in 2008	Anticipated to be part of development code update.
<b>3.1 Zoning Ordinance Constraints ID</b> Review the Zoning Ordinance to identify development standards that may be a constraint on the development of housing and amend the Zoning Ordinance accordingly.	2005	Anticipated in 2008	n/a
<b>3.2 Guidelines for C Districts</b> Amend the Zoning Ordinance to include development guidelines for residential uses in the C-O, C-N, C-H, and C-C districts, at least in the general terms outlined for the R-W District.	2005	Anticipated in 2008	n/a
<b>3.3 Density Bonus Procedures</b> Amend the Zoning Ordinance to include procedures and standards for density bonuses and other incentives required by state law to facilitate the review and approval of projects proposing affordable housing.	2005	Anticipated in 2008	n/a
<b>3.4 Density Bonus Approvals</b> Grant density bonuses of up to 50% for projects that significantly exceed the state's minimum affordable housing criteria. The maximum density in such cases shall be determined by the project's approving body on a case-by-case basis, based on the following findings:	Ongoing	Ongoing	No development proposals were submitted during the reporting period that requested density bonuses.

<b>Implementation Program</b>	<b>Schedule<sup>1</sup></b>	<b>Status<sup>2</sup></b>	<b>Implementation 2006-2007<sup>3</sup></b>
<b>3.5 Fee Subsidies and Deferrals</b> Continue to subsidize and defer application fees, development impact fees, and on- and off-site improvements for affordable housing projects.	Ongoing	Ongoing	The Low/Moderate Income Housing Fund is being used to fund certain PEP Casa Grande Senior Apartments fees and improvements.
<b>3.6 Approval of 2nd Units</b> Amend the Zoning Ordinance to empower the Director of Community Development to administratively approve second residential units.	2005	N/A	Preempted by State law.
<b>3.7 Priority Processing</b> Continue to give priority processing to affordable housing projects.	Ongoing	Ongoing	Priority processing was given to affordable housing projects during the reporting period.
<b>3.8 Residential Design Guidelines</b> Adopt residential design guidelines for single- and multi-family development that provides clear guidance with regards to design standards for applicants and public officials and minimizes the need for subjective judgment.	2005	Unknown	n/a
<b>3.9 Limited Final SPARC Review</b> Limit final SPARC review to relatively minor project details such as final landscape plans, lighting, signage, and colors or delegate such review to staff.	Ongoing	Ongoing	Final SPARC review was limited to relatively minor project details during the reporting period. To be considered in development code update.
<b>3.10 PUD Review Process</b> Amend the Zoning Ordinance to require conceptual approval for planned unit development projects and limit final review to minor areas.	2005	Anticipated in 2007	See 2.3
<b>3.11 Continuing Professional Education</b> Provide continuing professional education for public officials and decision makers to improve skills in such areas as project evaluation and the conduct of public	Ongoing	Ongoing	Funds were spent from the Community Development Department's training budget to allow public officials to attend planning workshops.

Implementation Program	Schedule <sup>1</sup>	Status <sup>2</sup>	Implementation 2006-2007 <sup>3</sup>
hearings.			
<b>3.12 Increase in Water Supply</b> Actively participate in the Sonoma County Water Agency's project to increase the capacity of the City's water supply system in order to secure a safe, reliable imported water supply.	Ongoing	Ongoing	Department of Water Resources & Conservation personnel continued to work with the County on this project.
<b>3.13 Second Aqueduct</b> Actively participate in the Sonoma County Water Agency's planning for a second Petaluma Aqueduct to influence the aqueduct alignment, capacity, and construction details to best reinforce the distribution system.	Ongoing	Ongoing	Department of Water Resources & Conservation personnel continued to work with the County on this project.
<b>4.1 Affordable Housing by PCDC</b> Continue to ensure that at least 30% of all dwelling units developed by the Petaluma Community Development Commission (PCDC) are affordable to low- or moderate-income households, and that not less than 50 % of these are affordable to very low-income households. Ensure that at least 15% of all dwelling units developed in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40% of these are affordable to very low-income households. Continue to allocate 100% of the Low/Moderate Income Housing Fund to housing projects within the city.	Ongoing	Ongoing	PCDC itself did not develop any housing during the reporting period but relied on nonprofit housing developers. Units developed in the redevelopment area by other entities during the reporting period met the affordability criteria required by state law. The entirety of the Low/ Moderate Income Housing Fund was used to fund housing projects within the city during the reporting period.

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>4.2 Outside Funding</b> Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing.	Ongoing	Ongoing	<p>The City worked with the following groups and agencies and received the following funding:</p> <ul style="list-style-type: none"> <li>• PEP/Casa Grande-HOME</li> <li>• Committee On The Shelterless FESG</li> <li>• CDBG (Residential rehabilitation, senior meals, fair housing, others)</li> <li>• Continuum of Care (McKinney-Vento Homeless Funding)</li> <li>• HCD's Work Force Housing Program</li> </ul>
<b>4.3 Work with Non-Profits</b> Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.	Ongoing	Ongoing	<p>The City worked with the following non-profit housing organizations on a daily or weekly basis:</p> <ul style="list-style-type: none"> <li>• Boys and Girls Club of Petaluma</li> <li>• Bucklelew Programs</li> <li>• Burbank Housing Development Corp.</li> <li>• Committee On The Shelterless</li> <li>• Community Resources For Independence</li> <li>• Eden Housing, Inc.</li> <li>• Housing Land Trust</li> <li>• Petaluma Ecumenical Properties</li> <li>• Petaluma People Services Center</li> <li>• Rebuilding Together w/ Chrmas. in April</li> <li>• Salvation Army</li> <li>• Vietnam Veterans of CA, Inc.</li> </ul>

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>4.4 Inclusionary Housing Program</b> Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing in one of the following ways: <ul style="list-style-type: none"> <li>• Provide 15% of the units in a rental housing project at rents affordable to very low- and low-income households and 15% of the units in a for-sale project at prices affordable to low- and moderate-income households for a minimum period of 30 years.</li> <li>• Dedicate a portion of the project site or property elsewhere to the City or a non-profit organization for use as a site for affordable housing. This option is allowed only if the City or a non-profit agency has a pending project.</li> <li>• Make an in-lieu payment to the City's Housing Fund.</li> <li>• Use alternative methods to meet the intent of the inclusionary requirement, subject to approval by the City Council.</li> </ul>	Ongoing	Ongoing	Implemented as part of all residential development projects
<b>4.5 Increase In-Lieu Housing Fee</b> Increase the in-lieu housing fee to a level that generates enough funding to develop affordable units, preserve their affordability, and ensure their sustainability.	n/a	Complete. A sliding-scale in-lieu housing fee has been adopted, tied to the size of the market-rate house for which the fee is paid.	n/a
<b>4.6 Housing Impact Fee/Commercial Linkage fee</b> Continue to work with other Sonoma County jurisdictions to explore the feasibility of enacting a housing impact fee on businesses that generate a significant number of jobs in the community.	n/a	Complete	The City Council adopted a commercial-housing linkage fee, which was implemented in January 2005.

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>4.7 Mitigation of Housing Impacts</b> Require the identification of potential housing impacts and associated mitigation measures for employment-generating commercial and industrial developments that require environmental impact reports. In order to assist these large-scale commercial and industrial developments, the City will join in contacting private investment firms that arrange joint homeownership programs for employers and employees as well as developers who can provide affordable ownership housing in Petaluma. The City also will work with various companies to foster mixed-use developments on those commercial parcels where a mix is feasible and where the housing needs of the potential employees could be met.	Ongoing	Ongoing	<ul style="list-style-type: none"> <li>The potential housing impacts associated with commercial and industrial projects are evaluated by City EIRs.</li> </ul>
<b>4.8 MCC Program</b> Continue to support the Mortgage Credit Certificate Program administrated by the Community Development Commission of Sonoma County.	Ongoing	Ongoing	Total MCC's in Petaluma: 93 The County-wide program has been discontinued.
<b>4.9 First Time Homebuyer Assistance</b> Continue the First-Time Homebuyer Assistance Program to low- and moderate-income households.	Ongoing	Ongoing	Petaluma has 59 current loans outstanding for first-time homeowners; in 2006-07 there were 12 re-sales and 8 payoffs
<b>5.1 Mobile Home Parks Rezoning</b> Rezone the seven mobile home parks within the city to the M-H Mobile Home Zoning District to help ensure their preservation.	2005	Completed	The City's Zoning Map designating all mobile home parks <u>as</u> mobile home parks was approved by the City Council in December 2005.
<b>5.2 MH Rent Stabilization Ordinance</b> Continue to administer the Mobile Home Rent Stabilization Ordinance.	Ongoing	Ongoing	Administration of the Mobile Home Rent Stabilization Ordinance continued during the reporting period.

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>5.3 Apartment Conversions</b> Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Petaluma.	Ongoing	Ongoing	Two apartment conversions have been implemented.
<b>5.4 Controls on Density Bonus Units</b> Impose resale controls or rent restrictions on all units that receive state housing density bonuses and other incentives for not less than 30 years.	Ongoing	Ongoing	No applications proposing density bonuses were received during the reporting period.
<b>5.5 Controls on Inclusionary Units</b> Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups.	Ongoing	Ongoing	All City-subsidized projects are conditioned to maintain affordability.
<b>5.6 Affordability Covenants</b> Continue to record affordability covenants upon homes that receive silent second loans through the first-time homebuyers program.	Ongoing	Ongoing	Affordability covenants were recorded on all units that were resold during the reporting period.
<b>6.1 PPSC Support</b> Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program.	Ongoing	Ongoing	PPSC received funding from the City to assist low-income households.
<b>6.2 Singles Shelter Support</b> Continue to support the COTS Singles Shelter and Opportunity Center.	Ongoing	Ongoing	COTS received funding from the City to support homeless singles during the reporting period; 350 persons were assisted.

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>6.3 Family Center Support</b> Continue to support the COTS Family Center.	Ongoing	Ongoing	COTS received funds from the City during the reporting period to support homeless families; approximately 300 persons were assisted.
<b>6.4 Full-Service Homeless Center</b> Continue to support the efforts of COTS to construct a 24-hour-a-day, year-round full-service, supervised homeless facility on city-owned property.	2005	Completed	The Mary Issak center is 100% occupied and operates as a state-of-the-art center.
<b>6.5 Transitional Housing Program</b> Continue to support the Salvation Army's Petaluma Area Transitional Housing program.	Ongoing	Ongoing	Salvation Army received funds from the City to assist approximately 60 persons.
<b>6.6 Emmaus House Transitional Housing</b> Support the purchase and renovation by COTS of a residence at 98 N. McDowell Blvd (Emmaus House) for transitional housing.	2003	Completed	n/a
<b>6.7 Rocca Drive Transitional Housing</b> Support the rehabilitation of a City-owned four-bedroom house on Rocca Drive by the Vietnam Veterans of California to be used as a transitional house for homeless male veterans who are enrolled in the Agency's Employment and Training Program.	2003	Completed.	The Rocca Street Veterans' House is 100% occupied and all tenants are working toward self-sufficiency under the direction of the VVC.
<b>6.8 Countywide Continuum of Care</b> Continue to participate in the Countywide Continuum of Care planning process as a "lead agency" along with the City of Santa Rosa and the County of Sonoma.	Ongoing	Ongoing	Continued to donate substantial staff time to serve on the countywide lead agency

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>6.9 Senior Housing Construction</b> Continue to support the construction of senior housing.	Ongoing	Ongoing	The City contributed the following funding for senior housing: Casa Grande (58 units) Wood Sorrell (30 units) 951 Petaluma Blvd. South
<b>6.10 &amp; 8.1 Rebuilding Together Program</b> Continue to support the "Rebuilding Together with Christmas in April – Petaluma" program.	Ongoing	Ongoing	Rebuilding Together received funding to assist 50 households or nonprofit agencies with rehabilitation needs.
<b>6.11 &amp; 6.14 Barrier Removal</b> Continue to support the Community Resources for Independence program to remove physical barriers in homes occupied by persons with a disability, many of whom are elderly.	Ongoing	Ongoing	Community Resources for Independence received City funding to continue its rehab program.
<b>6.12 Disabled-Accessible Housing</b> Continue to require the inclusion of disabled-accessible units in projects that receive city assistance.	Ongoing	Ongoing	All City-assisted housing communities include disabled-accessible units.
<b>6.13 Housing for the Mentally Ill</b> Support the construction of housing specifically designed for the mentally ill.	Ongoing	Ongoing	14 apartments for very low-income persons with a mental illness (Boulevard Apartments); was completed with funding from the City...
<b>6.15 Large Rental Units</b> Continue to require apartment projects that receive city funding to include units with more than two bedrooms.	Ongoing	Ongoing	All City-assisted family rental communities have 3-4bedroom units.
<b>7.1 Fair Housing Complaints</b> Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.	Ongoing	Ongoing	PPSC receives annual funding from the City to assist households and provide support for discrimination cases

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>7.2 Analysis of Impediments (AI) Update</b> Update the City's Analysis of Impediments to identify fair housing issues.	2003	Completed	Completed in April 2006
<b>7.3 Fair Housing Analysis Implementation</b> Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the Analysis of Impediments.	2003	Ongoing upon completion of AI	Ongoing
<b>8.2 Sharing of Candidates for Rehabilitation</b> Share the addresses of the homes identified in the housing conditions survey as "Sound Deficient" or "Deteriorating" with Rebuilding Petaluma for possible rehabilitation.	2002	Completed in 2002	n/a
<b>9.1 Mitigation of In-Fill Development</b> Continue to address the potential impacts of such projects on surrounding neighborhoods during the design review and approval process.	Ongoing	Ongoing	The potential impacts of affordable housing in-fill projects on existing residences are mitigated by limiting off-site lighting, using landscaping for screening, providing adequate on-site parking and minimizing "overviewing" of adjacent properties from balconies
<b>9.2 Minimization of Neighborhood Impacts</b> Continue to work with the managers of affordable and special needs housing projects through the Community Oriented Police Problem Solving (COPPS) program to minimize potential impacts on surrounding neighborhoods.	Ongoing	Ongoing	The COPPS program was continued during the reporting period.
<b>9.3 Homeless Shelter Relocation</b> Relocate the single shelter, Opportunity Day Center, and Petaluma Kitchen in order to eliminate the impacts these operations have on surrounding neighborhoods.	2005	Mostly completed	Construction of Mary Isaak Center was completed; the Petaluma Kitchen will be moved to the Center in 2008-2009 following further site construction.

<b>Implementation Program</b>	<b>Schedule</b>	<b>Status</b>	<b>Implementation 2006-2007</b>
<b>10.1 Energy Conservation</b> Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.	Ongoing	Ongoing	All residential project designs were evaluated for consistency during the reporting period.
<b>10.2 Tree Planting</b> Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months.	Ongoing	Ongoing	The planting of street and parking lot trees was required of all residential projects during the reporting period.

## **Looking Forward to Fiscal Year 2007-2008**

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The City of Petaluma can look forward to a number of projects and programs during fiscal year 2007-2008 that will continue to implement the programs of the Housing Element, including:

- Adoption of the updated General Plan (Spring June 2008)
- Preparation of a draft updated Zoning Ordinance (2008)
- Continuation of full-services to 100 homeless and 48 persons in transition at Mary Isaak Center. Ongoing Continuation of Boys and Girls Club at five City-assisted family rental communities.
- Transfer of property management of Boulevard Apartments (14 units for low-income, mentally-ill persons)
- Completion of construction of Casa Grande Senior Apartments (58 Senior units) Fall 2008
- Full occupancy of Frates Square utilizing the Community Land Trust model for the first time in Petaluma. Winter 2008
- Continued neighborhood revitalization program, involving both code enforcement efforts and rehabilitation projects. 2008